



Petition BZA \_25\_- \_004\_

Date: \_\_\_\_\_

Application Fee: \$\_\_\_\_\_

Sign Fee: \$\_\_\_\_\_

**Town of Munster Board of Zoning Appeals Petition Application**

**OWNER INFORMATION:**

Munster Properties LLC	
Name of Owner	Phone Number
10719 W. 160th Street, Orland Park, IL 60467	rraftery@orthoexperts.com
Street address, City, ST, ZIP Code	Email address

**APPLICANT OR PETITIONER INFORMATION (if different than above):**

Andrew Syrios	219-513-3401
Name of Applicant/Petitioner	Phone Number
405 E. Ridge Road, Griffith, IN 46319	asyrios@pcsog.com
Street address, City, ST, ZIP Code	Email address

**PROPERTY INFORMATION:**

Precision Controls Systems, Inc. (Currently Harley-Davidson)	
Business or Development Name (if applicable)	
10350 Calumet Ave, Munster, IN 46321	Retail
Address of Property or Legal Description	Current Zoning

**APPLICATION INFORMATION:**

Please select what this Application is for:

- ☒ **Variance**      If yes, select one of the following:      ☒ **Use**      ☐ **Developmental Standards**
- ☐ **Conditional Use**
- ☐ **Administrative Appeal**

**Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):**

We plan to occupy and renovate the interior of the building located at 10350 Calumet in Munster. We would like to renovate the building from the former retail use as a Harley Davidson dealership to a commercial office use as an engineering and mechanical service office with warehouse storage. Interior renovations to the building include remodeling the current showroom, office and training spaces into fully updated office space for our office staff. Typical use for the warehouse will be receiving pallets of parts which we will sort, stage, and label for delivery by Precision staff in vans and pick-up trucks to job sites. With respect to the exterior usage of the building, on average 30-40 cars will utilize the parking lot on a daily basis during normal working hours with no more than 2-4 service vans and pick-up trucks parked overnight. We do not plan to make any exterior renovations to the building other than the addition of Precision-branded signage and possibly the replacement of some east facing overhead doors with storefront or similar windows with aluminum framing to match existing.

Edward Wright	847-742-4063
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
2 Pierce Place, Ste 1300, Itasca IL, 60143	e.wright@dla-ltd.com
Street address, City, ST, ZIP Code	Email address

## REQUIRED ATTACHMENTS

### Required Attachments for Board of Zoning Appeals Applications

To ensure that adequate information is provided to the BZA, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project	X	
Property owner consent (Signature page)	X	
Proof of Ownership (e.g. copy of tax bill)	X	
Plat of Survey depicting current conditions	X	
Site Plan containing the following:	X	
Boundary identification	X	
Fire hydrant locations	X	
Accessory structures	X	
Parking lot design	X	
Utility location	X	
Building footprints	X	
Proposed curb cuts		X
Drainage/detention plans		X
Traffic circulation		X
Ingress/egress locations	X	
Major topographic information		X
Infrastructure improvements		X
Conditions of Approval Form (Note: complete the form specific to your petition)*	X	
Any other information that the BZA may find useful in determining whether the application is merited.		

\* Unique conditions have been established for special use permits for public garages, gas filling stations, used car lots, garden centers, massage parlors, adult bookstores, tattoo parlors, adult cabarets, and outdoor dining areas. Community Development staff will advise potential applicants of these at the pre-application meeting.

**NOTE: If you checked any exhibits "N/A", please explain:**

We do not plan to make any alterations to the exterior site. There are no new proposed curb cuts, no changes to drainage/detention, no changes to traffic circulation, topography, infrastructure from what the property is currently approved with.



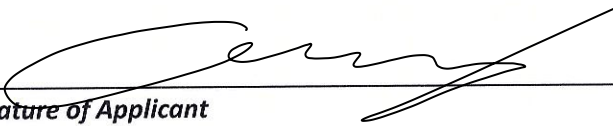
Petition BZA 25 - 004

***Town of Munster*** Board of Zoning Appeals Application Signature Page

I hereby authorize Precision Control Systems to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

  
Signature of Owner

6/13/25  
Date


  
Signature of Applicant

6/13/2025  
Date




Lake County, Indiana - Property Tax Division Services

PROPERTY TAX ▶ TAX SEARCH ▶ ACCOUNT



\$0.00

CHECK OUT



-  Return
-  New Search
-  Property Assessment Information
-  Print
-  GIS

Account Information

<b>Parcel Number:</b> 45-06-36-476-009.000-027	<b>Property Type:</b> Real Property	<b>Taxing Unit:</b> Munster	<b>Tax Year:</b> 2024 Pay 2025
<b>Name / Address:</b> Munster Properties LLC 10719 W 160th ST Orland Park IL 60467	<b>Location:</b> 10350 CALUMET AVE, MUNSTER IN. 46321		<b>Last Update:</b> 6/13/2025 09:53:47 AM
<b>Legal Description:</b> LUCILLE'S ADDITION LOT 3			

Summary of Your Taxes

<b>Assessed Value And Tax Summary:</b>	<b>2024 Pay 2025</b>
1a. Gross Assessed Value (AV) of homestead property (capped at 1%):	0
1b. Gross AV of residential property and farmland (capped at 2%):	0
1c. Gross AV of all other property, including personal property (capped at 3%):	4,757,300
<b>2. Equals Total Gross Assessed Value of Property:</b>	<b>4,757,300</b>
2a. Minus Deductions:	0
<b>3. Equals Subtotal of Net Assessed Value of Property:</b>	<b>4,757,300</b>
3a. Multiplied by Your Local Tax Rate:	2.89620
<b>4. Equals Gross Tax Liability:</b>	<b>\$137,780.92</b>
4a. Minus Local Property Tax Credits:	(\$19,691.38)
4b. Minus Savings Due to Property Tax Cap:	\$0.00
4c. Minus Savings Due to 65 Years & Older Cap:	\$0.00
4d. Minus Savings Due to County Option Circuit Breaker Credit:	\$0.00
<b>5. Total Property Tax Liability:</b>	<b>\$118,089.54</b>

Property Tax Cap Information

Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property):	\$142,719.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum):	\$27,226.02
Maximum Tax That May Be Imposed Under Cap:	\$169,945.02

Gross Property Tax Distribution Amounts

<b>TAXING AUTHORITY:</b>	<b>2024 Pay 2025</b>
County:	\$28,467.69
Township:	\$3,491.86
School District:	\$60,360.62
City:	\$30,755.94
Library:	\$3,801.08
Tax Increment:	\$0.00
Special District:	\$10,903.73
<b>Total:</b>	<b>\$137,780.92</b>

Other Applicable Charges

Applicable Deductions

Levying Authority:	2024 Pay 2025	Type of Deduction:	2024 Pay 2025
-	\$0.00	Blind/Disabled:	0
-	\$0.00	Geothermal:	0
-	\$0.00	Homestead/Standard:	0
-	\$0.00	Over 65:	0
-	\$0.00	Veterans:	0
-	\$0.00	Abatement:	0
-	\$0.00	Enterprise Zone:	0
-	\$0.00	Investment:	0
-	\$0.00	Supplemental Standard:	0
TOTAL OTHER CHARGES:	\$0.00	Other:	0
	\$0.00	TOTAL DEDUCTIONS:	0

Total Due

Total Due for 2024 pay 2025: \$118,089.54

Tax Bills

☐ Current Tax Year Bill Information

2025   45-06-36-476-009.000-027   Real Property   Our records indicate that the property taxes were billed to a lender						
?						
Status	Due Date/Time	Installment	Taxes And Charges	Less Prepayments	Amount Due	Payment Options
<div><div></div><div>Paid</div></div>	May 12 2025	Spring	<div><div></div><div>\$59,044.77</div></div> <div>Current Property Tax: \$59,044.77</div> <div>Other Charges: \$0.00</div> <div>Delinquent Tax: \$0.00</div> <div>Delinquent Penalty: \$0.00</div>	-\$59,044.77	\$0.00	
<div><div></div><div>Due</div></div>	Nov 10 2025	Fall	<div><div></div><div>\$59,044.77</div></div> <div>Current Property Tax: \$59,044.77</div> <div>Other Charges: \$0.00</div> <div>Delinquent Tax: \$0.00</div> <div>Delinquent Penalty: \$0.00</div>	\$0.00	\$59,044.77	

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

Previous Year Tax Information

PREVIOUS YEAR TAX INFORMATION FOR 2023 PAY 2024 (*As of Nov 12, 2024)	
Gross Assessed Value of Land:	882,200
Gross Assessed Value of Improvements:	2,859,700
Total Deduction Amount:	0
Tax Rate:	3.05710
Gross Tax Liability:	\$114,393.62
Minus Total Credit Amount (State, Local and Circuit Breaker):	\$15,347.96
Net Tax:	\$99,045.66

Previous Year First Installment (Spring)		Previous Year Second Installment (Fall)	
Property Tax Amount:	\$49,522.83	Property Tax Amount:	\$49,522.83
Other Charges:	\$180.00	Other Charges:	\$0.00
Delinquent Tax:	\$0.00	Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00	Delinquent Penalty:	\$0.00
Amount Paid:	\$49,702.83	Amount Paid:	\$49,522.83
Balance Due At Year End*:	\$0.00	Balance Due At Year End*:	\$0.00



Contact Phone Numbers

Lake County Treasurer: (219) 755-3760  
Lake County Assessor: (219) 755-3100  
Lake County Auditor: (219) 755-3120

To contact someone in regards to your bill:

✉ [kirripx@lakecountyin.org](mailto:kirripx@lakecountyin.org)

Little Calumet River Watershed/Maint Fee

Little Calumet River Basin DevCom: (219) 595-0599

MS4 Storm Water Mgmt Fees

Gary: 219-882-3000  
Merrillville: 219-472-8668  
Lake Station: 219-962-2081  
Hammond: 219-853-6413  
St. John: 219-365-6465  
Hobart: 219-942-3619  
East Chicago: 219-391-8466  
Lowell: 219-696-7794  
Highland: 219-972-5083  
Schererville: 219-322-2211  
Unincorporated Lake County: 219-755-3753



# Precision Control Systems, Inc.

405 E. Ridge Road - Griffith, Indiana 46319  
(219) 838-1177 – (708) 862-1177 – Fax (219) 838-6717

May 1, 2025

Town of Munster  
Community Development Department  
1005 Ridge Road  
Munster, IN 46321

**RE: Site Plan Review Application – Precision Control Systems, Inc. – 10350 Calumet Ave.**

To Whom it May Concern,

Precision Control Systems, Inc. has submitted an application for the proposed renovation and use change of the former Harley Davidson dealership facility located at 10350 Calumet Ave. Following is a description of both the planned use and related renovations.

Precision Control Systems, Inc. plans to occupy and renovate the interior of the building located at 10350 Calumet in Munster. We would like to renovate the building from the former use as a Harley Davidson dealership to an engineering and mechanical service office with warehouse storage. Precision Control Systems is a 45-year-old Northwest Indiana-based family-owned Commercial Temperature Controls and Mechanical Service Company currently located on Ridge Road in Griffith. We employ approximately 60 office employees and 60 field employees. Our office staff consists of engineers, project managers, programmers, sales, and accounting staff. Our field staff consists of union pipefitter service mechanics and union electricians.

Interior renovations to the building include remodeling the current showroom, office and training spaces into fully updated office space for our office staff. This space will consist of private offices, open office space, conference rooms, lunchroom with a kitchen, restrooms, and training/collaborative spaces. Precision plans to utilize the current warehouse space on the west side of the building for parts staging, tool storage, and inventory to support our projects at remote customer sites. Typical use for the warehouse will be receiving pallets of parts which we will sort, stage, and label for delivery by Precision staff in vans and pick-up trucks to jobsites. We typically receive deliveries via UPS, FedEx, box trucks, with limited semi-trailer deliveries (some days we have no semi deliveries and some days we have 1 to 2 deliveries).

With respect to the exterior usage of the building, on average 30-40 cars will utilize the parking lot on a daily basis during normal working hours with no more than 2-4 service vans and pick-up trucks parked overnight.

We do not plan to make any exterior renovations to the building other than the addition of Precision-branded signage and possibly the replacement of some east facing overhead doors with storefront or similar windows with aluminum framing to match existing. We do not have a design for the signage or windows at this time but will work with licensed professionals to ensure that all designs comply with local codes and submit to the Community Development Office for approval.



# PRECISION

## Control Systems

Precision Control Systems is very excited about the opportunity to relocate its main office to Munster. We feel connected to the Munster community. Our business provides temperature control and mechanical services to many facilities in Munster, several of our employees reside in Munster and we support community events as well as host events at venues in Munster. We believe Precision will give back to the Town of Munster through increased patronage of local restaurants and businesses and hope to continue to grow with the Munster community.

Thank you in advance for your consideration.

Precision Control Systems, Inc.

Andrew Syrios, PE  
219.513.3401  
[asyrios@pcsog.com](mailto:asyrios@pcsog.com)